

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

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In re:	)	) Chapter 11
	)	)
CENTER FOR AUTISM AND RELATED	)	Case No. 23-90709 (DRJ)
DISORDERS, LLC, <i>et al.</i> <sup>1</sup>	)	)
	)	)
Debtors.	)	(Joint Administration Requested)
	)	)
	)	<b>Re: Docket No. 13</b>

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**ORDER (I) AUTHORIZING, EFFECTIVE  
AS OF THE REJECTION DATE, (A) THE REJECTION OF  
CERTAIN UNEXPIRED LEASES AND (B) ABANDONMENT OF  
CERTAIN PERSONAL PROPERTY, AND (II) GRANTING RELATED RELIEF**

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Upon the motion (the “Motion”)<sup>2</sup> of the above-captioned debtors and debtors in possession (collectively, the “Debtors”) for entry of an order (this “Order”), authorizing, effective as of the Rejection Date; (a) the rejection of certain unexpired nonresidential real property leases, including any guarantees thereof and any amendments, modifications, subleases, or termination agreements thereto, as set forth on Schedule 1, attached hereto (each, a “Lease” and, collectively, the “Leases”); and (b) the abandonment of certain equipment, fixtures, furniture, or other personal property (the “Personal Property”) that may be located at the premises of each property subject to a rejected Lease, (the “Premises”); and (c) granting related relief, all as more fully set forth in the Motion; and upon the First Day Declaration; and this Court having jurisdiction over this matter pursuant to 28 U.S.C. § 1334; and this Court having found that this is a core proceeding pursuant

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<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are: Center for Autism and Related Disorders, LLC (1512); CARD Holdings, LLC (1453); CARD Intermediate Holdings I, LLC (N/A); CARD Intermediate Holdings II, LLC (3953); and SKILLS Global, LLC (4192). The location of the Debtors’ principal place of business is 9089 S Pecos Rd., Suite 3600, Henderson, Nevada 89074.

<sup>2</sup> Capitalized terms used but not defined herein have the meanings ascribed to them in the Motion.

to 28 U.S.C. § 157(b); and this Court having found that it may enter a final order consistent with Article III of the United States Constitution; and this Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that the relief requested in the Motion is in the best interests of the Debtors' estates, their creditors, and other parties in interest; and this Court having found that the Debtors' notice of the Motion and opportunity for a hearing on the Motion were appropriate and no other notice need be provided; and this Court having reviewed the Motion and having heard the statements in support of the relief requested therein at a hearing before this Court, if any, and this Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and upon all of the proceedings had before this Court; and after due deliberation and sufficient cause appearing therefor, it is HEREBY ORDERED THAT:

1. Pursuant to section 365 of the Bankruptcy Code, each of the Leases is and shall be deemed rejected as of the Rejection Date.
2. The Debtors are authorized, in consultation with the DIP Agent, to abandon any Personal Property that may be located at the Premises free and clear of all liens, claims, encumbrances, interests, and rights of the Debtors, and all such property is deemed abandoned effective as of the Rejection Date. The applicable counterparty to each Lease is authorized to dispose of the abandoned Personal Property without notice or liability to any party.
3. Each Counterparty to each Lease must file a proof of claim, if at all, on or before the later of (a) the deadline for filing proofs of claim established in these chapter 11 cases and (b) thirty (30) days after the entry of this Order, or else be forever barred.
4. Nothing contained herein or any actions taken pursuant to such relief requested is intended or shall be construed as: (a) an admission as to the amount of, basis for, or validity of

any claim against a Debtor entity under the Bankruptcy Code or other applicable nonbankruptcy law; (b) a waiver of the Debtors' or any other party in interest's right to dispute any claim on any grounds; (c) a promise or requirement to pay any claim; (d) an implication or admission that any particular claim is of a type specified or defined in this Motion or any order granting the relief requested by this Motion or a finding that any particular claim is an administrative expense claim or other priority claim; (e) a request or authorization to assume, adopt, or reject any agreement, contract, or lease pursuant to section 365 of the Bankruptcy Code; (f) an admission as to the validity, priority, enforceability, or perfection of any lien on, security interest in, or other encumbrance on property of the Debtors' estates; (g) a waiver or limitation of the Debtors', or any other party in interest's, rights under the Bankruptcy Code or any other applicable law; or (h) a concession by the Debtors that any liens (contractual, common law, statutory, or otherwise) that may be satisfied pursuant to the relief requested in this Motion are valid, and the rights of all parties in interest are expressly reserved to contest the extent, validity, or perfection or seek avoidance of all such liens. If the Court grants the relief sought herein, any payment made pursuant to the Court's order is not intended and should not be construed as an admission as to the validity of any particular claim or a waiver of the Debtors' or any other party in interest's rights to subsequently dispute such claim.

5. Notice of the Motion as provided therein shall be deemed good and sufficient notice of such Motion and the requirements of Bankruptcy Rule 6004(a) and the Local Rules are satisfied by such notice.

6. The Debtors are authorized to take all actions necessary to effectuate the relief granted in this Order in accordance with the Motion.

7. This Court retains exclusive jurisdiction with respect to all matters arising from or related to the implementation, interpretation, and enforcement of this Order.

Houston, Texas

Dated: \_\_\_\_\_, 2023

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DAVID R. JONES  
UNITED STATES BANKRUPTCY JUDGE

**Schedule 1**

**Rejected Leases<sup>1</sup>**

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<sup>1</sup> For the avoidance of doubt, the Leases referenced herein include any guaranties thereof and any amendments, modifications, subleases, or termination agreements thereto.

#	Counterparty	Debtor	Description	Rejection Date
1.	Wyoming Office Park, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
2.	Wyoming Office Park, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
3.	G&C Mansell Investors, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
4.	G&C Mansell Investors, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
5.	4319jc, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
6.	4319jc, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
7.	8700 Creekside, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
8.	Cummings Properties, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
9.	Ap Concord 575 Owner LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
10.	Ap Concord 575 Owner LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
11.	Mitel Networks, Inc.	Center For Autism and Related Disorders, LLC	Real Estate Sub Lease	6/11/2023
12.	Douglas Emmet 2000, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
13.	Elizabethtown Health Center, Inc.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
14.	Daniel Kersey	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
15.	Diamond Parking, Inc.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
16.	Access Engineering LLC	Center For Autism and Related Disorders, LLC	Real Estate Sub Lease	6/11/2023
17.	Shaw/Blythe, LP	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
18.	Nucleus Medical I, LLC (property acquired by GBT Laguna, LLC)	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
19.	GBT Laguna, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
20.	Greenville Marketplace LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
21.	Felix Continental, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
22.	Felix Continental, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
23.	Seem Salwan Sharma And Seema Salwan Sharma Living Trust	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023

#	Counterparty	Debtor	Description	Rejection Date
24.	Deer Crossing Realty Trust	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
25.	Deer Crossing Realty Trust	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
26.	Monterey Park, Ltd.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
27.	Monterey Park, Ltd.	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
28.	Beta Madison, Inc.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
29.	Mob Holdings 1, LLC (f/k/a LLOLAR Properties)	Center For Autism and Related Disorders, LLC	Real Estate Lease / Amendment	6/11/2023
30.	318 Post Road LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
31.	Bison Millwork & Supply, Inc.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
32.	L&B All Star Management, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
33.	Baur I, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
34.	Wisdom Pointe Partners, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
35.	Naperville Riverview, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
36.	Naperville Riverview, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
37.	Cruise 224, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
38.	Pomerado Plaza Partners, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
39.	Omni Combined W.E., LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
40.	Metro Park I, LLC (property acquired by IP DSC MOCO METRO PARK, LLC)	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
41.	IP DSC Moco Metro Park, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
42.	Park 5 Center, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
43.	Park 5 Center, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease Extension	6/11/2023
44.	Cranbrook Realty Investment Fund, L.P.,	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
45.	501 Thousand Oaks, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
46.	Marin Sigmo, LLC	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023

#	Counterparty	Debtor	Description	Rejection Date
47.	Tigard Investment Properties, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
48.	Chase Hamilton, LLC (property acquired by Omninet Hamilton, LP)	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
49.	Omninet Hamilton, LP	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
50.	1100 H Street, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
51.	JIR Properties, Inc.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
52.	Columbia Tract One, LLC (successor in interest to JJR PROPERTIES, INC)	Center For Autism and Related Disorders, LLC	Lease Termination Agreement	6/11/2023
53.	Cummings Properties, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
54.	7125-7131 Ambassador, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
55.	Comprehensive Early Autism Services, LLC	Center For Autism and Related Disorders, LLC	Real Estate Sublease	6/11/2023
56.	Kew Realty Corporation	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
57.	Milestone Pediatric Therapy Services LLC	Center For Autism and Related Disorders, LLC	Real Estate Sublease	6/11/2023
58.	Killeen South Pointe, Ltd.	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
59.	Dang Wynn Medical Group	Center For Autism and Related Disorders, LLC	Real Estate Sublease	6/11/2023
60.	Michael Marsh	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
61.	Behaven Kids Lincoln, LLC	Center For Autism and Related Disorders, LLC	Real Estate Sublease	6/11/2023
62.	Td Holding, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
63.	Cow Creek Health & Wellness Center	Center For Autism and Related Disorders, LLC	Real Estate Sublease	6/11/2023
64.	1601 PCH LLP	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
65.	Five Oaks Properties, LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023
66.	ADH Wilmed LLC	Center For Autism and Related Disorders, LLC	Real Estate Lease	6/11/2023